



LAND USE

Land use planning plays an essential role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Camden residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals and objectives of the other eight required plan elements. These elements culminate in the Land Use Element and inform the need for various types of land uses to include residential, commercial, industrial, agricultural, public and institutional, recreational, and open space.

Development of the Land Use Element is also the most challenging task in the comprehensive planning process. The Element recognizes current and historical trends while providing an opportunity to reflect on strengths, challenges, and opportunities. Because the process relies on numerous variables, crafting a future land use plan is not an exact science. While facts and data play an important role, the less quantifiable factors of public opinion, beliefs, and values are equally important. Variables including market demand, land availability, population and economic trends, the environment, transportation, community character, current policies, natural disasters, and the provision of community facilities and services must also be taken into account in land use planning.



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The purpose of this chapter is to profile existing land use patterns and trends in the City and forecast future land use. The existing land use inventory has been developed using parcel-based land use data in Kershaw County's Geographic Information System (GIS) that has been updated by City Planning staff. The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies and strategies that support and reflect those of the eight previous elements of the plan. The Future Land Use Map is included in this chapter as a visual representation of the land use goals, policies and strategies that have been derived from stakeholder consensus under the other eight planning elements. Relevant documents have been referenced and incorporated where appropriate. Stakeholders include representatives from the other eight required element committees of the Comprehensive Plan, elected and appointed officials, and additional interested individuals.

A. EXISTING LAND USE

The City of Camden is located in the Midlands region of South Carolina, along the I-20 corridor that links the Columbia Metro region to Atlanta to the west and Florence and the I-95 corridor to the east. Located at the eastern edge of the growing Columbia metropolitan region, Camden is also within a close drive of the bustling Charlotte area. Two major airports – Columbia Metropolitan Airport and Charlotte Douglas International Airport – are within a close drive of the City. Amid increased commercial development in the vicinity of I-20, the need for additional local employment opportunities, a shortage of affordable housing, and renewed interest in rehabilitating historic downtown buildings, the City of Camden is faced with a myriad of possibilities and challenges in planning for future land use.

In order to plan for future development in the City, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An inventory of existing land uses within the City was developed through an extensive geographic information system (GIS) analysis of digital mapping data. Mapping of existing land uses integrated land use category definitions and Kershaw County Assessor tax parcel data, as well as City of Camden Planning staff knowledge of the area. Transportation rights-of-way were excluded in these land use calculations.

Land uses were classified and mapped using the following nine categories as depicted in the Existing Land Use Map (Map 10-1) and profiled in Table 10-1.

- **Agriculture/Forestry** – Land used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or workers and storage for equipment or crops. Properties that are less than 20 acres in size and are classified in the Kershaw County Assessor's database as agricultural for taxation purposes but include a residence are not included in this land use category. Only nine properties totaling 162.4 acres are in agriculture or forestry use, accounting for 2.4% of the City's total land. These properties are grouped along Carter Street in the northwestern area of the City.
- **Commercial** – Land used to conduct businesses, trade activities, professional activities or services, administrative activities, or personal services. Included are establishments for wholesale or retail



sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels and motels, and nursery or garden centers. Land in commercial use comprises 5.8% (390.6 acres) of the City's land area and is found primarily along U.S. Highways 1 and 521 and in the downtown. Commercial land use in Camden comprises 14.5% of all commercial land in Kershaw County.

- **Industrial** – Land used to manufacture, assemble, process, or fabricate goods and/or to store or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. There are only 13 properties within the City in industrial use, comprising slightly less than one percent (9.5 acres) of the total City land area. Properties in industrial use are located in the central area of the City, on or near U.S. Highways 1 and 521.
- **Single-Family Residential** – Land used for detached single-family residential structures, patio homes, and manufactured homes on individual properties (which are pre-existing, non-conforming uses). Single-family residential uses comprise more than one-fourth, or 28.1% (1,896.2 acres), of the land area in the City of Camden. Nearly 4% of all single-family residential land in Kershaw County is in the City. While single-family residences are located throughout Camden, most are in the central and northern areas of the City.
- **Multi-Family Residential** – Land used for residential structures other than those included in the Single-Family Residential land use category, including structures containing three or more dwelling units, duplexes, zero lot line developments, condominium developments, townhouses, and manufactured home parks. While higher density multi-family residential uses account for a small percentage (48.5 acres) of total land use in the City, they represent 18% of all multi-family development countywide. Multi-family housing is located throughout the central area of Camden, with developments also located in the southernmost area of the City on U.S. Highway 521 and in the eastern area on Haile Street and Hasty Road.
- **Parks and Recreation** – Land used for public active and passive recreation or to preserve open space. Examples of park and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, wildlife management areas, the Springdale Race Course, the Camden Polo Field, the Revolutionary War Park, Kendall Lake, and recreation centers and facilities. Residents of Camden have access to numerous recreational opportunities, with 1,130 acres, or 16.7% of land in all uses, classified as Parks and Recreation. Land in parks and recreation in Camden comprises more than one-third (37%) of all parks and recreation land countywide.
- **Public and Institutional** – Land used primarily for private, public, quasi-public, religious, philanthropic, or other activities undertaken to provide for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include city, county, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); communications towers; utility offices and facilities; postsecondary institutions; community non-profits; cemeteries; and libraries. Nearly 635 acres of land (9.4% of all land uses) are in Public and Institutional use in Camden, constituting over 10% of all public and institutional land uses countywide. Uses in this category are located throughout Camden, but most are concentrated in the central area of the City and along or near major roads.

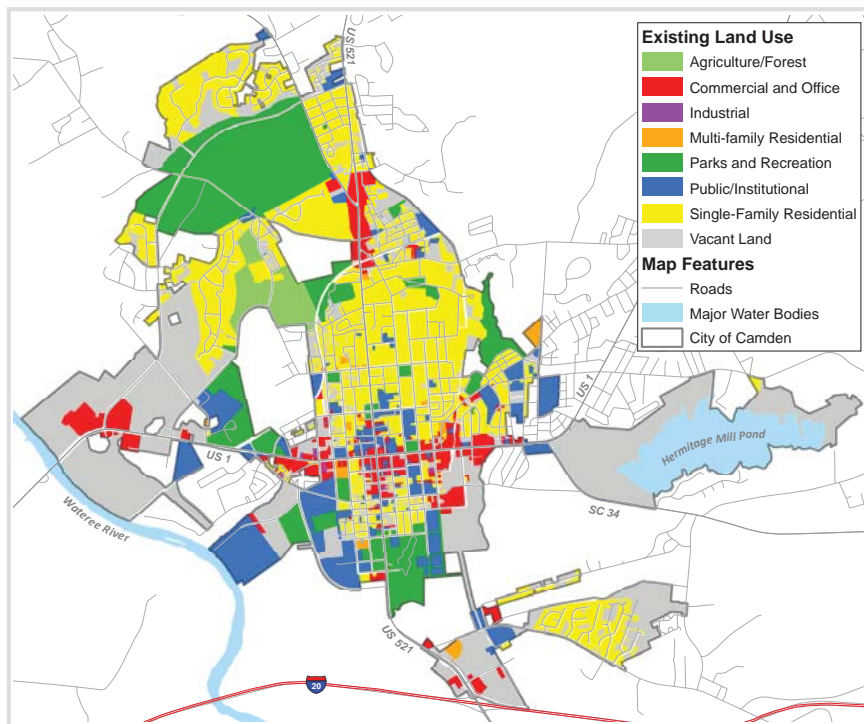


- Vacant Land** – Land not developed for a specific use or assigned a land use classification. Vacant land constitutes the largest land use category in Camden, comprising nearly a third (32.8%) of all land uses at 2,089.5 acres. Land not currently in use in Camden comprises 13.2% of all vacant land countywide. While vacant properties are located throughout the City, a number of larger tracts are found along U.S. Highway 1 to the east and west and in the southern areas of the City between U.S. Highway 1 and I-20. In addition, much of the 162.4 acres of land in Agricultural and Forestry use does not include physical improvements and could also be considered undeveloped.

TABLE 10-1. EXISTING LAND USE BY AREA

EXISTING LAND USE	CITY OF CAMDEN		TOTAL KERSHAW COUNTY		% OF COUNTY IN CAMDEN
	ACRES*	%	ACRES*	%	
Vacant Land	2,089.5	32.8%	15,843.5	3.6%	13.2%
Single-family Residential	1,896.2	29.8%	48,590.3	10.6%	3.9%
Parks and Recreation	1,130.3	17.8%	3,036.1	0.7%	37.2%
Public/Institutional	634.6	10.0%	6,253.9	1.4%	10.1%
Commercial	390.6	6.1%	2,691.6	0.6%	14.5%
Agriculture/Forestry	162.4	2.6%	375,991.0	82.3%	0.04%
Multi-family Residential	48.5	0.8%	267.4	0.1%	18.1%
Industrial	9.5	0.1%	3,575.5	0.8%	0.3%
Total	6,361.6	100.0%	456,249.4	100.0%	1.4%

* Acreages do not include road and rail rights-of-way, Lake Wateree, and the Hermitage Mill Pond
 Sources: City of Camden, 2017; Kershaw County Information Services Department, 2016



MAP 10-1. EXISTING LAND USE MAP

SOURCES: CITY OF CAMDEN, 2017; KERSHAW COUNTY INFORMATION SERVICES DEPARTMENT, 2016



1. VACANT LAND

Nearly one-third of all land area (2,089.5 acres) in the City of Camden is currently vacant. Vacant properties are scattered throughout the City (Map 10-1). Included among the 801 undeveloped properties in the City are a number of sizable parcels of land. Twenty-eight (28) properties are larger than 10 acres and collectively comprise nearly three-fourths (73.7%) of the vacant land area of the City. Fourteen properties range in size from 24.5 to 765.9 acres, and are primarily located along or near the U.S. Highway 1 corridor and the southern U.S. Highway 521 corridor. Camden’s largest vacant tract at 765.9 acres, located in the eastern area of the City off of U.S. Highway 1 and S.C. Highway 34, includes the 398-acre Heritage Mill Pond - rendering only 367.9 acres as developable. A number of vacant properties are within close proximity of Interstate 20 or in the western portion of the City near the Wateree River.

The zoning of a vacant land can be a significant indicator of future land use options if zoning remains relatively unchanged. As detailed in Table 10-2, half of the vacant land in Camden (1,442 acres) currently carries a residential zoning designation – RE, R-15, R-10, and R-6. An additional 50.4 acres is zoned as Planned Development District, within existing developments that are entirely residential. Map 10-2 provides current zoning designations for the City’s vacant properties.

TABLE 10-2. CURRENT ZONING OF VACANT LAND

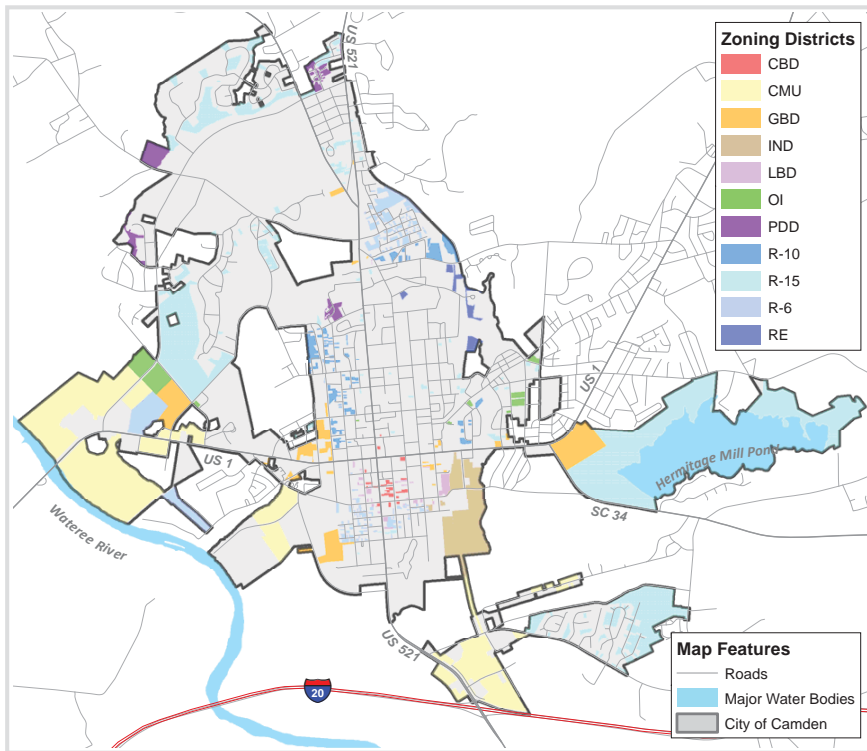
ZONING CLASSIFICATION	ZONING DISTRICT TYPE	ACRES*	PERCENTAGE
R-15	Single-family Residential, Low Density	815.7	39.0%
CMU	Commercial Mixed Use	635.4	30.4%
GBD	General Business	155.4	7.4%
R-6	Residential, High Density	140.8	6.7%
IND	Industrial Business	127.9	6.1%
R-10	Single-family Residential, Medium Density	65.0	3.1%
OI	Office-Institutional	52.6	2.5%
PDD	Planned Development	50.4	2.4%
RE	Residential Estate	20.7	1.0%
LBD	Limited Business	16.4	0.8%
CBD	Central Business	9.3	0.4%
Total		2,089.46	100.0%

* Acreages do not include road and rail rights-of-way, Lake Wateree, and the Hermitage Mill Pond
 SOURCE: CITY OF CAMDEN, 2017

More than one-third (39%) of vacant land (815.7 acres) is zoned for *R-15 Single-family Residential, Low Density* development. The R-15 zoning district is “intended to foster, preserve and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings and limited residential support facilities.” Single-family detached dwellings are permitted and patio homes and zero lot line dwellings are conditionally permitted. Also permitted are golf courses, historical sites, museums and art galleries, parks and playgrounds, elementary and secondary schools, libraries, small religious organizations, and fire and police stations.



Land zoned for R-6 – Residential, High Density comprises 6.7% of all vacant land (140.8 acres) in the City. The R-6 zoning district is “intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities.” Single-family and multi-family dwellings and duplexes are permitted and manufactured housing, manufactured home parks, patio homes, zero lot line dwellings, and townhomes are conditionally permitted. In addition to the non-residential uses permitted in the R-15 district, child and adult care services, community care facilities for the elderly, and nursing homes are also allowed in areas zoned as R-6.



MAP 10-2. CURRENT ZONING OF VACANT LAND

SOURCE: CITY OF CAMDEN, 2017

A small percentage of the City’s vacant land is zoned for R-10 – Single-family, Medium Density (65 acres) or as RE – Residential Estate (20.7 acres) development. The R-10 zoning district accommodates single-family and two-family (duplex) residential development, while the RE district is intended to foster, preserve and protect areas in which the principal land use is very low density single-family dwellings. Non-residential uses permitted in the R-15 district are also permitted in these districts.

More than 30% of vacant land (635 acres) is zoned as CMU - Commercial Mixed Use. CMU districts are intended “to provide for the development and maintenance of commercial, business and other complementary uses in strategic locations to serve the traveling public without negatively impacting surrounding land uses or environmental resource.” A wide range of uses are allowed in the CMU district, including residential, recreation, education, office and professional, commercial, wholesale trade, and healthcare. Manufacturing is also conditionally permitted.



B. FUTURE LAND USE

The City of Camden population is projected to increase by 269 persons by 2026, accompanied by nearly 173 new dwelling units. The Future Land Use (FLU) Map is a blueprint for the physical development of the City of Camden and is intended to accommodate growth while meeting future needs for the next 20 years. It sets the context and provides the vision for future growth and development in the City. Implementation of the Future Land Use Map will be accomplished through regulatory measures included in the City's Zoning Ordinance and Land Development Regulations.

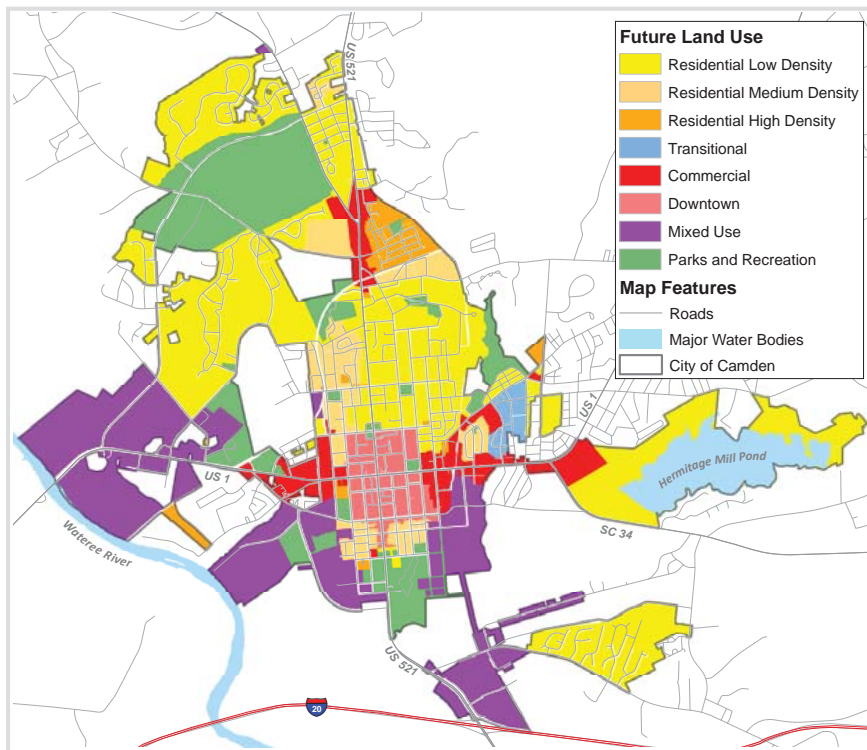
1. FUTURE LAND USE MAP

Development of the Future Land Use Map is anchored by land use data provided by the existing land use map and was supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in the Existing Land Use Map, much of the City is single-family residential in nature (Map 10-1). The downtown, commercial corridors along major roadways, park and recreation areas, and areas that include larger scale commercial and industrial uses have evolved and matured over time and have been incorporated in the Future Land Use Map. Future Land Use was classified under the following eight categories as depicted in Map 10-3.

- **Residential Low Density** – Land used for detached single-family dwellings at low densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities.
- **Residential Medium Density** – Land used for detached, single-family dwellings and duplexes at moderate densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities.
- **Residential High Density** – Land used for all types of residential uses, including single-family detached and attached homes, patio and zero lot line homes, duplexes, townhomes, and multi-family housing at higher densities and for limited supporting land uses such as golf, tennis, and swimming facilities; K-12 schools; small churches and other religious organizations; and public safety facilities. Child and adult daycare, community care and nursing facilities for the elderly, and other residential care facilities are also allowed.
- **Commercial** – Land primarily used to conduct business, trade activities, administrative activities, professional activities or services, institutional, and personal services. Examples of uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels/motels, nursery or garden centers, public administration facilities, healthcare facilities, and limited manufacturing under specified conditions.
- **Downtown** – Land in the Camden downtown that is intended to accommodate an appropriate and complementary mixture of higher density, pedestrian oriented uses including commercial, office, public and institutional, as well as single-family detached, multi-family, loft, and townhome dwellings under specified conditions.
- **Mixed Use** – Land intended to promote and accommodate a mixture of commercial and industrial development and public and institutional uses, as well as residential development in appropriate and compatible locations.



- **Parks and Recreation** – Land used for active and passive public recreation or open space preservation. Examples of appropriate uses include ball fields, public and private golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, greenways, trails, recreation centers and facilities, and sports complexes.
- **Transitional** – Land undergoing a transition from one major land use to another, primarily from residential to commercial or office uses.



MAP 10-3. FUTURE LAND USE MAP

SOURCE: CITY OF CAMDEN, 2017

An analysis of future land use in the City of Camden is provided in Table 10-3. Nearly half (43.4%) of the total land area in the City is designated for residential use, including 2,537.7 acres designated as Residential Low Density, 390.4 acres as Residential Medium Density, and 176.4 acres as Residential High Density. More than 21% of the City’s land area (1,445.5 acres) is designated as Mixed Use, 16.7% (1,130.8 acres) as Parks and Recreation, and 5.6% (379.8 acres) as Commercial. The remainder of land is classified as Downtown (232.5 acres) and Transitional (68.6 acres).

TABLE 10-3. FUTURE LAND USE BY AREA

FUTURE LAND USE	ACRES*	%
Residential Low Density	2,537.7	43.4%
Mixed Use	1,445.5	21.4%
Parks and Recreation	1,130.8	16.7%
Residential Medium Density	390.4	5.8%
Commercial	379.8	5.6%
Downtown	232.5	3.4%
Residential High Density	176.4	2.6%
Transitional	68.6	1.0%
Total	6,361.6	100.0%

* Acreages do not include road and rail rights-of-way, Lake Waterree, and Hermitage Mill Pond
 SOURCES: CITY OF CAMDEN, 2017; KERSHAW COUNTY INFORMATION SERVICES DEPARTMENT, 2016



2. FUTURE DEVELOPMENT OPPORTUNITIES AND CHALLENGES

The City of Camden has a number of opportunities that support future growth and development. The City's strategic location on the busy I-20 corridor near the growing Columbia metropolitan region, and its proximity to the Charlotte and Greenville metropolitan regions, makes it attractive to prospective businesses and industries. The City's location is also a draw for potential residents who are seeking a smaller city lifestyle within an easy drive of the employment centers in the greater Columbia area. Military retirees seeking to settle within an historic and thriving small city near a major military installation and a Veterans Administration healthcare facility are also increasingly drawn to the area. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective industries and businesses is being addressed through job training programs and facilities provided at the new Kershaw County campus of Central Carolina Technical College. The desirability of Camden as a place to live, work and play is further enhanced by an abundance of historic, cultural, and natural resources; a strong sense of community; an excellent school district regularly recognized for student achievement; numerous parks and outdoor recreation opportunities; unique fine arts and equine communities; and the availability of quality health care at KershawHealth Medical Center.

A wide range of factors will shape development potential including the economy, development intent of private property owners, housing availability, regional growth trends, and annexations. The lack of affordable housing for a wide range of residents at all stages of life poses a formidable challenge to the City's growth and development and a deterrent to young professionals who would like to live and work in the area and to residents who would like to age in place. Primary impediments to the development of affordable housing include the high cost of land within the City and multiple heirs and absentee owners on many properties. These ownership issues can make clearing liens and gaining clear titles time consuming and expensive for interested developers.

Another key concern identified in Kershaw County's *VisionKershaw 2030* process and supported by employment and journey to work data is the lack of well-paying local jobs in the area. This results in more than half of Camden workers commuting outside of the City and over one-third commuting outside of the County to work each day. Continuing City and County economic development efforts, along with job training initiatives through Central Carolina Technical College and the Kershaw County School District, are aimed at increasing local job opportunities and strengthening Camden's economic base. In addition, access to affordable transit to work and essential services, which is a necessity for disabled and elderly residents and those without access to a vehicle, is very limited in the Camden area.

Perhaps the greatest challenge in planning for future growth and development in the City of Camden is maintaining a balance between honoring the history of the area by preserving and protecting its rich historic, cultural, and natural resources while encouraging the residential, commercial, and industrial growth required to maintain a vibrant economy. Included in this balance is protection of the area's historically strong and active equine community, which is supported by world class facilities and events.

Despite these challenges, a combination of local factors continues to spark interest and economic growth. These factors include the City's extensive historic, cultural, and natural resource base; its strategic and accessible location along a primary transportation corridor in the Midlands region; rapid growth and rising



land prices in neighboring Richland County; focused investments in advanced training and workforce development; and a coordinated and welcoming governmental and civic climate for economic development in the City of Camden.

Perhaps most important to the City's future is the vision of its residents and elected officials and their commitment to plan implementation. Community leaders and residents have proven their capability to set ambitious goals and employ creative strategies and partnerships to accomplish significant outcomes. Recent successes have included the development and ongoing implementation of the 2009 *Vision Camden* plan; implementation of the Camden Truck Route project that will encourage use of the alternate route instead of traveling through downtown Camden via Broad Street; City implementation of the *Kershaw County Bicycle, Pedestrian and Greenways Plan*; passage of the countywide one percent education improvement sales tax in 2017; and the proactive expansion of the Kershaw County campus of Central Carolina Technical College to meet the long-term needs of residents and industries. The key to successful future growth lies primarily in preserving and protecting the desirable community character and the rich historic, cultural, and natural resources of the City, while encouraging appropriate new residential, commercial, and industrial development, including infill development.

3. FUTURE LAND USE FOCUS ISSUES

The Land Use Element is the culmination of the goals, objectives, and implementation strategies developed in the other eight plan elements and provides a blueprint for the development of the Camden community for the coming decade. The Future Land Use Map and the accompanying goals, objectives, and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses with the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

The benefits of land use planning are many. Planning for growth enables the City to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where services exist or can be more easily provided. The Plan also protects property values of residents and businesses, while encouraging additional investments by providing a reliable idea of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain this quality of life for Camden and its residents.

a. HOUSING OPTIONS NEEDED

Data analysis and stakeholder input indicates a shortage of affordable housing for a wide range of residents at all stages of life in the Camden area. The 2009 *Vision Camden* plan noted a need for mixed income housing that incorporates a diverse collection of unit types, while preserving the character of the City and using architecture compatible with existing structures. A need for additional housing in the downtown area that will enable walking or biking to retail, restaurants, and essential services was also recommended by Main Street South Carolina in its 2017 Baseline Assessment for the Camden Main Street program.



Housing solutions should address the needs of young professionals and families who would like to live and work in the area, low to moderate income residents who need affordable and safe housing, and residents who would prefer to age in place within the community. To address these related issues, the City should seek public and private partners and funding sources to encourage and facilitate projects that will provide affordable housing, and review and update ordinances and procedures to remove any regulatory barriers to the development or redevelopment of affordable housing.

SOUTH HILL COTTAGES



Options should also be sought to help overcome the high cost of land and the prohibitive cost of clearing liens and gaining clear titles to more affordable properties. For example, Habitat for Humanity of Kershaw County is exploring the possibility of building duplexes in appropriate areas of the City to help reduce land costs per dwelling unit. It is also important to seek ways to assist land owners in understanding issues and overcoming obstacles to building or rehabilitating affordable housing such as legal issues and probate procedures.

b. CONTINUE REVITALIZATION OF DOWNTOWN CAMDEN

As South Carolina's oldest inland city, Camden has long served as the center for commerce, employment, education, and cultural activities in the County and the region. The 2009 *Vision Camden* study concluded that the City "should embrace the small town character that makes it unique, while growing in a smart sustainable pattern. This includes building on strengths that already exist in Camden, while also focusing on the areas that need improvement."

A key recommendation of *Vision Camden* was the instigation of traffic calming to achieve the goal of becoming a pedestrian-oriented community. The Camden Truck Route, will reroute commercial tractor trailer traffic away from the central downtown. This project is entering its final phase and should be completed in 2019.

Another key recommendation of the *Vision Camden* plan was the need to replace and repair building facades in the downtown in keeping with the era of original construction. While some downtown buildings "express the original character they had when built," others have undergone extensive renovations that "bear no resemblance to their original designs." The plan notes that in order for Broad Street to "become a downtown retail attraction, it must have an historic Main Street." Replacement and repair of downtown facades and the rehabilitation of buildings in need of repair or upgrade will build upon the historic character of the City and will create a more inviting pedestrian experience, making the downtown more attractive for visitors, residents, and potential businesses.



In 2017, the City of Camden joined the Main Street South Carolina (Main Street SC) Program. The Program is intended to empower residents, business owners, and local officials with the knowledge, skills, tools, and organization structure needed to revitalize the downtown commercial district. In their baseline assessment for the Downtown Camden Main Street Program, Main Street SC staff noted that the appearance of the downtown is the first visual impression for visitors to Camden. The City has since undertaken a number of initiatives based on the recommendations and findings from the assessment.

A key assessment recommendation was to enhance the positive aspects of downtown Camden. The Main Street Program acquired matching grant funds to enhance the safety and improve the pedestrian experience of the alley that connects Broad Street to the Town Green parking area. The project included placement of benches along the alley, installation of shade sails and LED string lights, and the organization of a community art project that was later installed in the alley. The resulting space provides an attractive path from the downtown stores to parking and green space that is also a place to gather and relax, as well as a public art venue.

The City of Camden has a robust Façade Grant Program and has approved a local ordinance for special tax assessment on properties that are renovated in order to preserve their historic nature. However, many property owners are unaware of the available incentives. To improve knowledge and understanding of these incentives and encourage their use, the Main Street program and the City Planning Department developed a handout that provides brief descriptions of the local, State, and Federal incentives available to property owners of historic downtown commercial buildings.

The Camden Main Street program is spearheading temporary treatments of vacant storefronts in the downtown area, in an effort to attract new tenants or owners to these historic buildings. Storefront window treatments will include enlarged historic photos of Downtown Camden, pop up art galleries, and other three-dimensional displays, as well as signage that offers possibilities for future uses of currently vacant spaces.

The City is also considering Main Street SC recommendations to increase available housing in the downtown. The Camden Main Street Program has identified potential sites for new housing developments, while also seeking incentives to motivate downtown property owners to renovate upper floors for housing. This supports the *Vision Camden* recommendation that “the addition of permanent housing in and adjacent to downtown Camden will provide a daily supply of customers within walking distance of the core group of stores.”

c. INCREASED COMMERCIAL DEVELOPMENT

In 2017, the City of Camden hired a leading retail consultant to assist in researching and recruiting businesses to meet retail market needs. The firm identified two primary areas of the City that are likely to experience increased economic development activity in the near future. The first, the westernmost area of

TOWN GREEN EVENT

the City surrounding Walmart on DeKalb Street, includes more than 370 acres of undeveloped land that is currently zoned to allow a range of uses including commercial and residential development. The area has increasingly attracted commercial development in recent years. Similarly, the area along U.S. Highway 521 near the I-20 interchange has also seen increased growth, including the new Central Carolina Technical College campus and a new Hampton Inn. More than 118 acres of undeveloped land zoned for a range of uses including commercial and residential, proximity to a major highway, and access to a major interstate make this area very attractive for development.

Both areas are zoned to accommodate an appropriate range of uses, with access to water, sewer and electric services. The City also adopted an ordinance in 2015 that created economic development incentives for certain areas of Camden. The incentives are granted by the City based on capital investment thresholds, job creation, and other similar criteria. Construction of the Hampton Inn was the first project to benefit from these incentives. These measures ensure that the economic development potential for targeted areas will continue to be maximized in the future.

d. EXPANSION OF TRAILS AND GREENWAYS

A key quality of life component in any community is public access to parks and green spaces, as well as opportunities to bike, run and walk for recreation, health, and as a mode of travel. The 2009 *Vision Camden* plan recommended development of a system of greenways and trails that would connect the City's parks, historic sites, and the Wateree River. The 2012 *Kershaw County Bicycle, Pedestrian and Greenways Plan* envisions "a connected network of on- and off-street bikeways, walkways, and trails that provide safe and family-friendly access between neighborhoods and community destinations for all ages and abilities." The *Bicycle, Pedestrian and Greenways Plan* recommends the addition of 420.5 miles of new on-street bikeways and walkways and 165.5 miles of new off-street greenways, along with increased bicycle parking, to create a comprehensive and safe network countywide. Priority projects identified by the Plan include



more than nine miles of sidewalks and walkways in the City of Camden. The recently opened the 0.67 mile Sweet Gum Trail connecting Scott and Woodward Parks is the only recommended trail project initiated and completed within the City to date.

The City should continue to explore options and seek funding opportunities and partnerships to expand public access to trails and greenways, to include implementing the remaining applicable recommendations of the *Bicycle, Pedestrian and Greenways Plan*.

e. EXPAND ACCESS TO THE WATEREE RIVER

The Camden area is blessed with abundant natural resources. One of the most prominent and critical resources is the Wateree River. While public access to nearby Lake Wateree is available, there is limited access to the Wateree River. *Vision Camden* recommendations include developing a greenway adjacent to the Wateree River. *Vision Kershaw 2030* includes a number of recommendations aimed at increasing public access to the River, including providing opportunities for recreation and entertainment. The City should continue to work closely with Kershaw County and other public and private partners to explore opportunities to provide public access to the Wateree River, including ways to encourage, incentivize and incorporate river access in new developments along the river.



C. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

GOALS/OBJECTIVE/STRATEGIES	ACCOUNTABLE AGENCY	TIME FRAME
GOAL 10.1. PROTECT AND PRESERVE THE RICH HISTORY AND UNIQUE CHARACTER OF THE CITY WHILE ENCOURAGING COMPLIMENTARY AND APPROPRIATE GROWTH.		
OBJECTIVE 10.1.1. PROTECT THE HISTORIC AND ARCHITECTURAL CHARACTER OF NEIGHBORHOODS AND DOWNTOWN.		
<i>STRATEGY 10.1.1.1.</i>		
Continue to protect the historic and architectural character of established residential areas and the downtown while allowing for growth and advancement of neighboring public and governmental uses, commercial establishments, and infill developments, where appropriate.	City of Camden Historic Landmarks Commission Camden Main Street	On-going
<i>STRATEGY 10.1.1.2.</i>		
Periodically review zoning regulations, in particular Historic Overlay requirements, and the Camden Design Guidelines to ensure ongoing protection and preservation of historic neighborhoods, structures, and landmarks.	City of Camden Historic Landmarks Commission	On-going
<i>STRATEGY 10.1.1.3.</i>		
Work with owners of Camden’s Historic Properties to promote understanding of the Camden Design Guidelines and seek input on updates to the Guidelines and expansion of the Historic Overlay District.	City of Camden Historic Landmarks Commission Historic Properties Owners	On-going
<i>STRATEGY 10.1.1.4.</i>		
Support the revitalization of at-risk, blighted, and neglected neighborhoods.	City of Camden SLRCOG Habitat for Humanity Community Non-profits Kershaw County Housing Authority	On-going
<i>STRATEGY 10.1.1.5.</i>		
Promote the preservation and awareness of the City’s commercial and residential properties, districts, sites, and landmarks that are included in the National Register.	City of Camden Camden Main Street Historic Landmarks Commission	On-going
<i>STRATEGY 10.1.1.6.</i>		
Encourage new residential and commercial development in appropriate locations that is complementary to and respectful of historic resources and the established character of the City.	City of Camden Planning Camden Economic Development Camden Main Street Historic Landmarks Commission Developers	On-going
OBJECTIVE 10.1.2. PRESERVE AND BUILD UPON CAMDEN’S ESTABLISHED AND SUCCESSFUL DEVELOPMENT PATTERNS.		
<i>STRATEGY 10.1.2.1.</i>		
Promote sustainability by encouraging or requiring new development to utilize existing infrastructure and providing pedestrian and vehicular connectivity to existing residential developments and commercial and recreational uses where possible.	City of Camden Kershaw County Developers	On-going
<i>STRATEGY 10.1.2.2.</i>		
Seek funding to expand and improve the City’s network of sidewalks and to enable pedestrian and bicycle access to essential services, employment centers, and recreational uses.	City of Camden	On-going
<i>STRATEGY 10.1.2.3.</i>		
Review current zoning and subdivision regulations and update as appropriate to ensure that density, setbacks and other relevant requirements are consistent with and complementary to the City’s established development patterns.	City of Camden Planning Commission	2022



GOALS/OBJECTIVE/STRATEGIES	ACCOUNTABLE AGENCY	TIME FRAME
STRATEGY 10.1.2.4.		
Promote and facilitate compatible infill development where appropriate.	City of Camden Planning Commission	On-going
OBJECTIVE 10.1.2. PROTECT, PRESERVE, AND PROVIDE ACCESS TO THE CITY'S NATURAL RESOURCES.		
STRATEGY 10.1.2.1.		
Explore the development of a riverfront recreation, entertainment, and commercial district on the Wateree River between Lugoff and Camden.	City of Camden Kershaw County	2027
STRATEGY 10.1.2.2.		
Continue to encourage and participate in the preservation of valuable natural and scenic areas in the City.	City of Camden Conservation Groups	On-going
STRATEGY 10.1.2.3.		
Continue to protect and preserve healthy, structurally sound significant trees through zoning requirements and the City's Public Tree Ordinance.	City of Camden Property Owners	On-going
OBJECTIVE 10.1.3 STRENGTHEN THE ROLE OF DOWNTOWN AS THE HISTORIC HEART OF THE CITY AND KERSHAW COUNTY.		
STRATEGY 10.1.3.1.		
Explore the provision of incentives for appropriate commercial and residential construction or development on vacant or underutilized properties in the downtown.	City of Camden Main Street Camden	2022
STRATEGY 10.1.3.2.		
Work closely with owners of vacant or underutilized properties and developers to encourage infill commercial and residential development in the downtown.	City of Camden Main Street Camden Property Owners Private Developers	On-going
STRATEGY 10.1.3.3.		
Complete the Camden Truck Route, which will alleviate traffic and increase the attractiveness and safety of Broad Street for all modes of travel and spur economic development in the downtown.	City of Camden Kershaw County SCDOT SLRCOG	2019
STRATEGY 10.1.3.4.		
Work with property owners to explore obstacles and opportunities for creating live-work uses in the downtown.	City of Camden Downtown Property Owners Main Street Camden	On-going
STRATEGY 10.1.3.5.		
Explore incentives for the development of live-work uses in the downtown.	City of Camden Downtown Property Owners Main Street Camden	2022
STRATEGY 10.1.3.6.		
Explore funding sources, incentives and programs available for the rehabilitation or redevelopment of existing properties in the CBD, while preserving their historical integrity.	City of Camden Downtown Property Owners Main Street Camden S.C. Dept. of Commerce S.C. Dept. of Archives and History	On-going
STRATEGY 10.1.3.7.		
Work with the appropriate officials, research incentives, and review design regulations to ensure that downtown Camden remains the preferred location for arts and governmental institutions (including City, County, school district and State offices) and fine arts, cultural and historical groups and facilities.	City of Camden Kershaw County State of South Carolina Institutions/Organizations Arts and Cultural Groups	On-going



GOALS/OBJECTIVE/STRATEGIES	ACCOUNTABLE AGENCY	TIME FRAME
STRATEGY 10.2.2.6.		
Encourage and promote adaptive reuse of existing commercial structures.	City of Camden Property Owners	On-going
STRATEGY 10.2.2.7.		
Accommodate and encourage mixed use developments in appropriate locations that include a mixture of housing, commercial, and other compatible uses.	City of Camden	On-going
GOAL 10.3. PROVIDE ADEQUATE PUBLIC FACILITIES AND SERVICES TO SERVE THE CURRENT AND FUTURE NEEDS OF CAMDEN RESIDENTS, BUSINESSES, AND INDUSTRIES.		
OBJECTIVE 10.3.1. SUPPORT THE EXPANSION AND UPGRADE OF INFRASTRUCTURE FACILITIES AND SERVICES TO MEET CURRENT AND FUTURE NEEDS.		
STRATEGY 10.3.1.1.		
Upgrade and expand water, sewer, and electric service facilities to adequately accommodate existing and future development.	City of Camden	On-going
STRATEGY 10.3.1.2		
Explore ways to ensure coordination among public utility providers on future service and facility expansion plans.	City of Camden Utility Providers	2022
STRATEGY 10.3.1.3.		
Seek ways to increase access to affordable transit, particularly for disabled and elderly residents.	City of Camden Kershaw County SLRCOG SWRTA Employers Service Providers	2027
GOAL 10.4. EXPAND AND PROMOTE OPPORTUNITIES FOR RECREATION.		
OBJECTIVE 10.4.1. EXPAND PUBLIC ACCESS TO PARKS, TRAILS, AND GREENWAYS.		
STRATEGY 10.4.1.1.		
Consider development of a comprehensive Parks and Recreation Plan for the City to determine future needs and priorities for facilities and programming and identify potential recreation sites.	City of Camden Parks and Tree Commission	On-going
STRATEGY 10.4.1.2.		
Implement the applicable recommendations of the <i>Kershaw County Bicycle, Pedestrian and Greenways Plan</i> and participate in regular updates to the Plan.	City of Camden Kershaw County ESMMKC Community Partners	On-going
STRATEGY 10.4.1.3.		
Identify potential sites for future parks and recreational spaces.	City of Camden Kershaw County	2024
STRATEGY 10.4.1.4.		
Support the regular update of the countywide Parks and Recreation Master Plan.	City of Camden Kershaw County Other Municipalities	On-going
STRATEGY 10.4.1.5.		
Enhance and protect the equine industry by identifying compatible land use opportunities.	City of Camden Kershaw County Equine Sector	On-going
STRATEGY 10.4.1.6.		
Work with the County and community partners to explore options, including public/private partnerships, to convert the former Norfolk Southern rail corridor to a greenway.	City of Camden Kershaw County ESMMKC Public and Private Partners	2027



GOALS/OBJECTIVE/STRATEGIES	ACCOUNTABLE AGENCY	TIME FRAME
<i>STRATEGY 10.4.1.7.</i>		
Explore options for providing additional public access to the Wateree River for recreational activities such as fishing, boating, paddling, and swimming.	City of Camden Kershaw County SCDNR SCPRT	2022
GOAL 10.5. IMPLEMENT THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN.		
OBJECTIVE 10.5.1. REVIEW AND UPDATE LAND USE REGULATIONS AS APPROPRIATE TO IMPLEMENT THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN.		
<i>STRATEGY 10.5.1.1.</i>		
Review and update the Zoning Ordinance and Land Development Regulations as needed to implement the goals and objectives of the Comprehensive Plan.	City of Camden	2022
<i>STRATEGY 10.5.1.2.</i>		
Establish a priority list of Comprehensive Plan strategies in order to begin implementation of the adopted Plan.	City of Camden Planning Commission	2019
<i>STRATEGY 10.5.1.3.</i>		
Evaluate variance requests and zoning amendments within the context of the Land Use Element.	City of Camden Planning Commission Board of Zoning Appeals	On-going
OBJECTIVE 10.5.2. WORK CLOSELY WITH THE COUNTY AND COMMUNITY PARTNERS TO IMPLEMENT GOALS AND OBJECTIVES.		
<i>STRATEGY 10.5.2.1.</i>		
Coordinate and collaborate with the County and neighboring municipalities to implement specific goals and objectives of the Comprehensive Plan.	City of Camden Kershaw County Neighboring Municipalities	On-going
<i>STRATEGY 10.5.2.2.</i>		
Seek partnerships with public and private organizations and agencies at the State, regional and local levels to implement the goals and objectives of the Comprehensive Plan as appropriate.	City of Camden Public and Private Organizations and Agencies	On-going
<i>STRATEGY 10.5.2.3.</i>		
Participate in future updates of the County comprehensive plan to coordinate land use and related planning efforts.	City of Camden Kershaw County	On-going
OBJECTIVE 10.5.3. TRACK AND EVALUATE COMPREHENSIVE PLAN IMPLEMENTATION PROGRESS.		
<i>STRATEGY 10.5.3.1.</i>		
Establish a priority list of Comprehensive Plan strategies to facilitate Plan implementation through the development of an Implementation Element.	City of Camden	On-going
<i>STRATEGY 10.5.3.2.</i>		
Track the status of implementation strategies as provided in the Implementation Element.	City of Camden	On-going
<i>STRATEGY 10.5.3.3.</i>		
Conduct an annual review of the goals and objectives of the Comprehensive Plan to assess implementation progress.	City of Camden	On-going
<i>STRATEGY 10.5.3.4.</i>		
Conduct a periodic review and update of the City's Comprehensive Plan at least once every five years to ensure relevance and timeliness.	City of Camden	2022
<i>STRATEGY 10.5.3.5.</i>		
Prepare a new City Comprehensive Plan every ten years to ensure relevance and timeliness.	City of Camden	2027



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